

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF SEPTEMBER 12, 2019**

**MEMBERS PRESENT**

John Lackey, Chairman  
Don Crohan  
Beth Lothers  
Pete Mosley  
Steve Lane  
Bryan Richter  
Robin Baldree

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, County Engineer Assistant  
Kristi Ransom, Attorney  
Lincoln Sweet, Planner  
Debbie Smith, Administrative Office Manager  
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, September 12, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Hatcher, McCoy, Pratt, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 30, Non-Residential Site Plan review for Harpers Hollow – Stags Leap Treatment Facility, Nontraditional Wastewater Treatment and Disposal System has been withdrawn.
2. Item 31, Non-Residential Site Plan review for Sloan Farm Retreat, Nontraditional Wastewater Treatment and Disposal System has been withdrawn.
3. Meeting to discuss development standards for the Triune area will be held September 24, 2019, at 6:30pm, at the First United Methodist Church.
4. There will be training opportunities for Planning commission and Board of Zoning Appeals members at the upcoming TAPA Conference.
5. Welcome Kain Heithcock, who has an interest in Architecture and is interning in the Planning Department ten (10) hours a week during his Senior year.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the August 8, 2019 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes. The motion was seconded by Commissioner Richter, and passed by unanimous vote.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. Hearing no request for separate discussion, Mr. Horne read the following into the record:

3. **Belle Vista, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$243,000.  
**Recommendation:** Convert to maintenance in the amount of \$200,000 and extend for a period of (1) year.
4. **Burning Tree Farms, Section 2** – Performance Bond for Landscaping located off Nolensville Road - \$16,610.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

5. **Burning Tree Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$198,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment and Disposal System - \$90,000.  
**Recommendation** Extend in the current amount for a period of eight (8) months.
7. **Falls Grove, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. **Farms at Clovercroft, Section 2** – Performance Bond for Roads, Drainage and Erosion Control -\$300,000.  
**Recommendation:** Reduce to an amount of \$225,000 and extend for a period of one (1) year.
9. **Farms at Clovercroft, Section 3** – Maintenance Bond for Water (N/CG) - \$11,625.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **Farms at Clovercroft, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$545,000.  
**Recommendation:** Convert to maintenance in the amount of \$310,000 and extend for a period of one (1) year.
11. **Foxen Canyon, Section 1** – Maintenance Bond for Landscaping Buffer - \$2,000.  
**Recommendation:** Release the bond.
12. **Foxen Canyon, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$383,000.  
**Recommendation:** Convert to maintenance in the amount of \$300,000 and extend for a period of one (1) year.
13. **Foxen Canyon, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$271,000.  
**Recommendation:** Convert to maintenance in the amount of \$271,000 and extend for a period of one (1) year.
14. **McDaniel Estates, Section 1** – Performance Bond for Wastewater Collection System - \$169,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
15. **McDaniel Estates, Section 1** – Performance Bond for Water (Milcrofton) - \$255,000.  
**Recommendation:** Defer to the October 2019 meeting.
16. **McDaniel Estates, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$1,100,200.  
**Recommendation:** Reduce to an amount of \$550,000 and extend for a period of one (1) year.
17. **McDaniel Estates, Section 1** – Performance Bond for Landscaping - \$89,900.  
**Recommendation:** Convert to maintenance in the amount of \$27,000 and extend for a period of six (6) months.

18. **McDaniel Farms, Section 1** – Performance Bond for Wastewater Collection System - \$125,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
19. **McDaniel Farms, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$430,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
20. **Southern Preserve, Section 1** – Performance Bond for Landscaping - \$11,385.  
**Recommendation:** Convert to maintenance in the amount of \$3,500 and extend for a period of six (6) months.
21. **Southern Preserve, Section 2** – Performance Bond for Landscaping - \$44,660.  
**Recommendation:** Convert to maintenance in the amount of \$13,500 and extend for a period of six (6) months.
22. **Swanson Ridge, Section 1** – Performance Bond for Landscaping - \$60,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
23. **Swanson Ridge, Section 1** – Performance Bond for Water (HB & TS) - \$253,000.  
**Recommendation:** Release the bond.
24. **Swanson Ridge, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$521,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
25. **Waterleaf, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

**FINAL PLATS:**

**ITEM 32**

**FINAL PLAT REVIEW FOR VINEYARD VALLEY, SECTION 3 CONTAINING 26 LOTS ON 37.58 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the Final Plat with the following conditions:

1. The posting of a Performance Bond in the amount of \$637,000 for roads, drainage and erosion control;
2. Posting of a Maintenance Bond in the amount of \$35,000 for water improvements as specified by Milcrofton Utility District;
3. The posting of a Performance Bond in the amount of \$80,600 for the wastewater collection system;
4. The posting of a Performance Bond in the amount of \$43,450 for landscaping improvements;

5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda. Commissioner Richter seconded the motion, which passed by unanimous vote.

**OLD BUSINESS:**

**ITEM 26**

**PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 9 CONTAINING 0 LOTS ON 123.682 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2019-306)**

Mr. Matteson reviewed the background (see Staff Report). The applicant has requested action on this Item be deferred until the October 2019 meeting in order to allow additional time to address Staff's comments. Staff concurs with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

**ITEM 27**

**PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 10 CONTAINING 7 LOTS ON 28.14 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2019-307)**

Mr. Matteson reviewed the background (see Staff Report). The applicant has requested action on this Item be deferred until the October 2019 meeting in order to allow additional time to address Staff's comments. Staff concurs with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 28**

**NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR CURREY INGRAM ACADEMY ON 82.79 ACRES LOCATED OFF MURRAY LNAE IN THE 7<sup>TH</sup> VOTING DISTRICT (5-2019-015)**

Mr. Matteson reviewed the background (see Staff Report), recommending approval with the following conditions:

1. Submission of an Operation and Maintenance Plan for stormwater improvements;
2. Submittal to and approval by the County Engineer for the stormwater calculations and the grading and drainage plan prior to issuance of a Land Disturbance Permit; and
3. All signage must be approved per Ordinance requirements.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

### ITEM 29

#### NON-RESIDENTIAL SITE PLAN REVIEW FOR PAGE HIGH SCHOOL – PHASE II, ON 49.59 ACRES LOCATED OFF ARNO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2019-016)

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the Site Plan. Mr. Matteson introduced Kevin Fortney, representing Williamson County Schools, and Randy Harper, the Engineer with GMC, who were available to discuss any questions.

Chairman Lackey inquired about the width of the crosswalk.

Mr. Harper stated the crosswalk is six feet. He further explained that they are working with a traffic engineer on a "hybrid" pedestrian crossing system.

Chairman Lackey asked if the hybrid crossing system was visual or audible.

Mr. Fortney replied that this would be a visual signal with two flashing red lights and stop bars on both sides. Once the signal is pressed by a pedestrian the lights will blink yellow, cautioning traffic to slow down, then will progress to a solid yellow light that turns to a solid red light with two flashing red lights.

Chairman Lackey asked how lights will be viewed by those using the crossing.

Mr. Fortney stated that there will be visible pedestrian signals with timers that count down safe crossing time on either side of the crosswalk.

Chairman Lackey asked if anyone had additional questions.

Commissioner Lothers expressed her appreciation and acknowledged the hard work Mr. Fortney is doing. She proposed that the crossing width be comparable to the width of the sidewalk at 7.5 - 8 feet.

Mr. Fortney and Mr. Harper agreed that matching the width is possible.

Commissioner Lothers stated that there is approximately 76 feet from the paved portion of the softball field to where the crosswalk will be located and she asked if a paved pathway could be constructed in this location to assist in creating continuous flow and pedestrian safety.

Following a lengthy discussion regarding the exact location of this requested paved pathway, it was explained that the pathway would run parallel to Arno Road and would connect the crosswalk to the already-paved path near the dugout of the softball field.

Commissioner Baldree proposed a ten (10) foot width crosswalk, and Mr. Fortney agreed to this width.

There was discussion between Mr. Harper, Mr. Fortney, and Commissioner Baldree regarding the type of traffic and crossing lighting that is being considered.

Mr. Fortney stated that some of the requests for connectivity will be included in the next stage of development and some will be associated with the next stage of development of Page Middle.

Commissioner Baldree expressed urgency when it comes to the safety of students.

Mr. Fortney agreed with Commissioner Baldree that safety is of the utmost importance. He stated that the timeline of this development is impacted by many other factors, including the Highway Department's widening of Arno Road, and other site work that has to be completed before implementing a pedestrian traffic signal. He also noted that there will be some re-grading and construction of bio-retention ponds that must be completed.

Commissioner Baldree stated she would like to see safety and connectivity be a priority and not added to Phase II of Page High School but included in Phase I.

Chairman Lackey asked Mr. Fortney how soon this can be done.

Mr. Fortney stated that he had a meeting September 12, 2019, where he requested architects to include connectivity and crossing into Phase II of Page Middle School which will occur sooner than being implemented into Phase II of Page High School.

Chairman Lackey clarified the commitment to construct a four (4) foot pathway near the softball dugout connecting the proposed ten (10) foot crosswalk.

Mr. Fortney and Mr. Harper agreed with Chairman Lackey.

Commissioner Baldree inquired when Phase II of Page Middle School will commence.

Mr. Fortney stated that it is too early in the process to provide a firm date for Phase II of Page Middle School. He noted that progress of these projects will be posted within the InFocus publication on the Williamson County Schools website.

There being no further comments, Commissioner Lothers made a motion to accept Staff's recommendation with the amendment of a four (4) foot sidewalk and crosswalk being ten (10) feet in width. Commissioner Lane seconded the motion, which passed by unanimous vote.

### **ITEM 30**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR HARPERS HOLLOW – STAGS LEAP TREATMENT FACILITY, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 87.92 ACRES LOCATED OFF ARNO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2019-017)**

This item was withdrawn.

### **ITEM 31**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR SLOAN FARM RETREAT, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 59.3 ACRES LOCATED OFF CARL ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2019-018)**

This item was withdrawn.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 6:06 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON NOVEMBER 14, 2019.**

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CHAIRMAN JOHN LACKEY